

Ploiesti

Commercial Spaces

### CARACTERISTICS

- ▶ **AREA:** Ploiesti
- ▶ **Built surface:** 327.6 sqm
- ▶ **Land Surface:** 1500 sqm
- ▶ **Construction year:** 2022
- ▶ **Maximum height:** P+1E+M



### DESCRIPTION

Property built in 2022, located in Paulestii Noi commune, a satellite locality of Ploiești, close to a mall, hypermarkets, and in an area with strong residential and commercial development.

Building: Ground floor + 1st floor + attic, constructed with a HoReCa (hospitality) destination.

The spaces are open space type with light partitions.

Staircase access from the ground floor up to the attic.

A lift/elevator shaft is provided, but the lift has not yet been installed.

Restrooms available.

The building was designed as follows:

Ground floor: pastry shop

First floor: laboratory

Attic: office and meeting room

Additional features:

The building has DSV approval (Veterinary and Food Safety Authority).

Medical-grade linoleum flooring throughout.

Own gas heating system and boiler.

Underfloor heating and radiators.

Two access points (front/back).

Two ramps for people with disabilities (front/back).

Installed power: 110 kW; three-phase current.

The property is sold unfurnished/empty.

It can be used for HoReCa activities or converted for medical activities, offices, or a school.

Total built area: 327.6 sqm

Usable ground floor area: 109.2 sqm

Usable 1st floor area: 109.2 sqm  
Usable attic area: 109.2 sqm  
Land area: 1,500 sqm

850,000 EUR

15.67 BITCOIN

587.06 ETHEREUM